

# DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: October 6, 2005

ITEM NO. 9

CASE NUMBER/  
PROJECT NAME

**69-DR-2005**  
**Miller Townhomes**

LOCATION

1501 N. Miller Road

REQUEST

Request approval of a site plan and elevations for a 16-unit townhome community.

OWNER

'O Companies on Miller  
LLC  
480-212-7603

ENGINEER

Brooks Engineers &  
Surveyors, Inc.  
602-437-3733

ARCHITECT/  
DESIGNER

Circle West Architects P C  
480-609-1000

APPLICANT/  
COORDINATOR

Kevin O'Neill  
'O Companies Inc.  
480-212-7603

BACKGROUND

## **Zoning.**

The site is zoned Multi-Family Residential District (R-5) which permits multi-family dwelling units including townhouses.

## **Context.**

Currently the parcel is vacant with no improvements. The parcel is located in the southern portion of Scottsdale, approximately 475 feet south of the southeast corner of McDowell Road and Miller Road. Commercial and multi-family zoning districts surround the site. They are as follows:

- North: existing shopping center zoned Commercial Highway (C-3)
- East: existing apartment complex zoned Multi-Family Residential (R-5)
- South: existing apartment complex zoned Multi-Family Residential (R-5)
- West: existing office complex zoned Regional Shopping Center (C-S)

## **History.**

On September 20, 2005, the City Council approved the site plan with case 1-ZN-1999#2.

APPLICANT'S  
PROPOSAL

## **Applicant's Request.**

The applicant seeks approval of site plan, landscape plan, and elevations for two townhouse buildings, eight units per building for a total of 16 units.

## **Development Information:**

- *Existing Use:* Vacant land
- *Proposed Use:* Two (2) three-story townhouse buildings

- *Parcel Size:* 30,000 Sq. Feet
- *Building Height Allowed:* 36 Feet
- *Building Height Proposed:* 32 Feet, 4 inches
- *Proposed Units:* 16 Units
- *Parking Required:* 32 Parking Spaces
- *Parking Provided* 32 Parking Spaces
- *Open Space Required:* 6,600 square feet
- *Open Space Provided:* 7,665 square feet

## DISCUSSION

The current access to the site and adjacent apartment complex is provided from the existing driveway located on the north side of the adjacent 4.6-acre apartment complex. This driveway will be removed. A new driveway will be located on the north side of the subject site. The new driveway will have a cross-access easement allowing Joint use with the adjacent 4.6-acre apartment complex. The applicant proposes two, 32 feet, 4 inch high buildings along the western property line, with the front doors and patios of the units facing Miller Road. Each of the 16 units, will have a two-car garage that will be accessed from the back (east side) of the buildings. The community amenities, including a private pool and patio area for residents, are to be located between the two buildings. A walkway will be provided along the front of the units with five common walkways leading to Miller Road, giving more area for open space/landscaping in the front. Open space and parking requirements have been met on the site. The applicant has entered into an agreement with the adjacent apartment complex to locate the trash dumpster for the site. This configuration matches the site plan approved by City Council with Case 1-ZN-1999#2.

The applicant has chosen contemporary architecture for the building design. Standard gray masonry block, exposed cell only along the west elevation, is found along the base with stucco on the remaining portion of the buildings. The front façade contains a variety of angles giving it some movement accented with undulating balconies and perforated metal screens (Galvanized Steel). Windows are composed of clear Low E glazing with clear anodized frames.

The smooth finish stucco is dominated with a blue color (Dunn Edwards DE5879) accented with green (Dunn Edwards DEA125). All garage doors will be painted gray to match the color of the gray masonry block. The use of a bolder color palette is in character with the proposed contemporary architectural style, but does present a departure from the surrounding context. The proposed townhouse development is an infill project in a transitioning area and may lend itself well to this distinctive approach.

After doing a visual survey of the existing landscaping found along Miller Road and the surrounding area, the applicant has chosen a plant palette to compliment the area's landscaping. The landscape plan indicates turf areas along Miller Road with a variety of trees throughout the site including the Sissoo Tree, Brazilian Pepper Tree, and Velvet Mesquite Tree. Mexican Beach Pebble forms the sidewalks and a variety of shrubs are used along the base of the building and around the amenity area.

**PUBLIC OUTREACH**


The applicant sent letters to all property owners within 300 feet of the site and received no feedback. At the time of writing this report, Staff has received no phone or written communications from the public regarding this application.

**STAFF  
RECOMMENDATION**

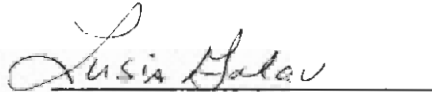
Staff recommends approval, subject to the attached stipulations.

**STAFF CONTACT(S)**

Bill Verschuren  
Senior Planner  
Phone: 480-312-7734  
E-mail: bverschuren@ScottsdaleAZ.gov

**APPROVED BY**

Bill Verschuren  
Report Author



Lusia Galav, AICP  
Current Planning Director  
Phone: 480-312-2506  
E-mail: lgalav@scottsdaleAZ.gov

**ATTACHMENTS**

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Zoning Map
4. Site Plan
5. Landscape Plan
6. Color Elevations – West Elevations
7. Color Elevations – East Elevations
8. Color Elevations – North and South Elevations
9. Wall Details
10. Color Perspective
- A. Fire Ordinance Requirements
- B. Stipulations/Zoning Ordinance Requirements



# Project Narrative

This document will be uploaded to a Case Fact Sheet on the City's web site.

Date: 07/11/05

Coordinator: KEVIN O'NEIL

Project Name: PROJECT MILLER

Project No.: 192-PA-2005

Case No.: 69-DR-2005

07/19/05

Project Location: 1501 N MILLER ROAD, SCOTTSDALE AZ

## Property Details:

☐ Single-Family Residential ☒ Multi-Family Residential ☐ Commercial ☐ Industrial

Current Zoning: R-5

Proposed Zoning: N/A

Number of Buildings: 16

Parcel Size: 30,000 ft<sup>2</sup>

Gross Floor Area/Total Units: -

Floor Area Ratio/Density: N/A

Parking Required: 2 CARS/UNIT

Parking Provided: 32

Setbacks: N/A N -

S -

E - 32'

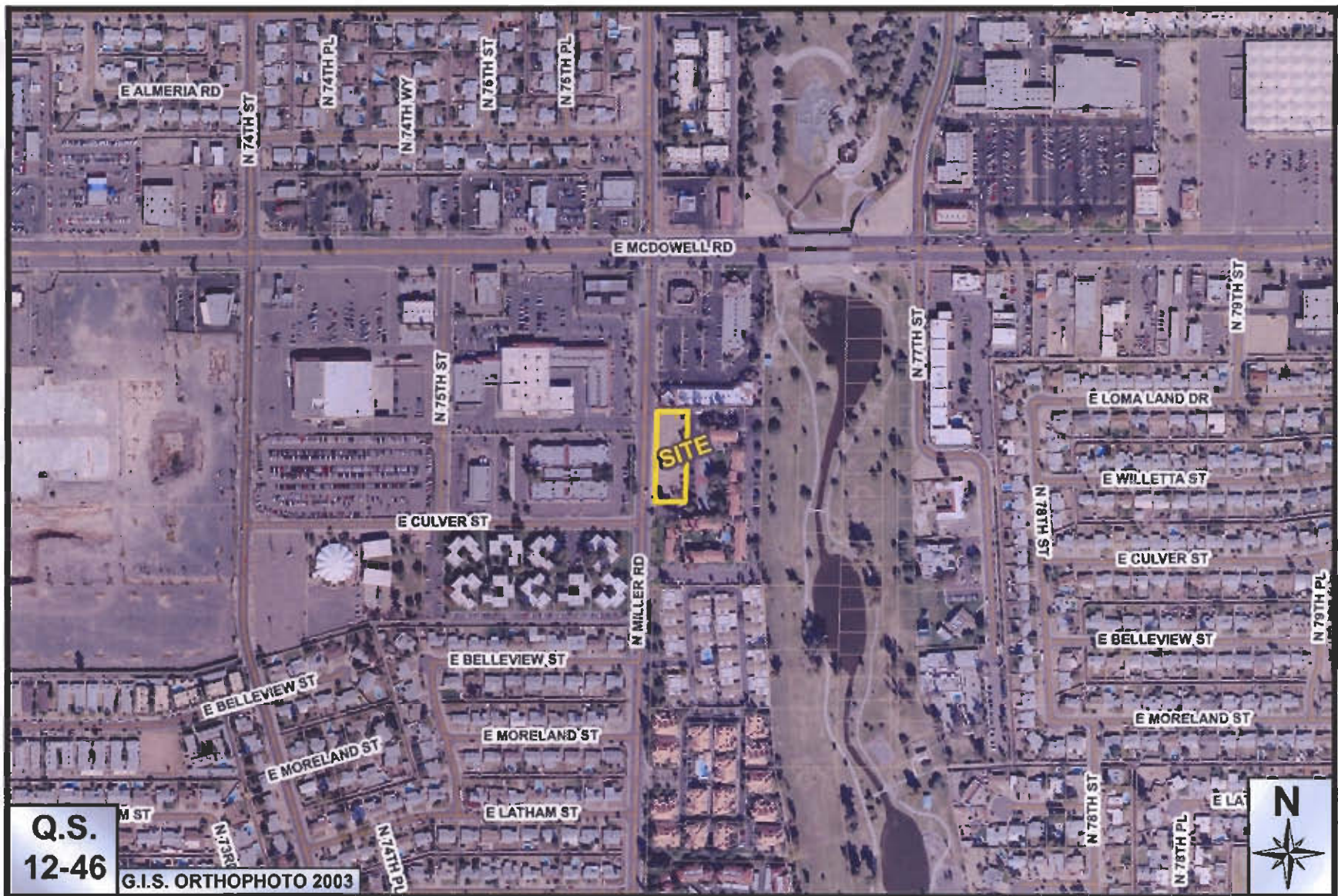
W - 20'

## Description of Request:

O' Companies is building Project Miller, a 16 unit, three-story townhome residence located 470 feet south of the intersection of Miller and McDowell. The 30,000 square foot site is situated in revitalized south Scottsdale. Designed by internationally renowned architect Peter Koliopoulos of Circle West, each unit offers an average 1385 square feet of contemporary living near the newly zoned ASU-Scottsdale Center for New Technology and Innovation Planned Area Development (PAD), a unique 21<sup>st</sup> century business community poised to be at the front of the knowledge economy. Each unit has a tandem, two car garage on the ground level. Taking the stairway up to the second floor, you enter into the living quarters. The second floor has an open floor plan with a contemporary design including a large kitchen, dinning space that leads into a living space with powder room, and a 72 square foot balcony. On the third floor there are two master bedrooms with private bathrooms and walk-in closets.

The site runs north-south 300 feet and east-west 100 feet on the east side of Miller Road. The residents are greeted by an extensively landscaped private drive. At the far end of the drive is an emergency gate restricted to emergency access vehicles. Around the front, each unit has its own gated private open space with a street facing front entry.

The townhomes feature a striking block and stucco construction punctuated by a visually moving façade created with a unique combination of undulating balconies and perforated metal screens. The angular layout of the two buildings is complemented by the lushly landscaped "cocktail-pool" lounge at the center of the community. The cocktail area has been designed as a relaxing urban oasis with its use of ergonomically-engineered lounge chairs, climbing ivy, and water features. Form and function has been taken into account in the design of the building and use of the landscaping. The perforated metal screening and canopy trees have been designed and positioned on the property to maximize the amount of shading and optimize energy efficiency.



Project Miller

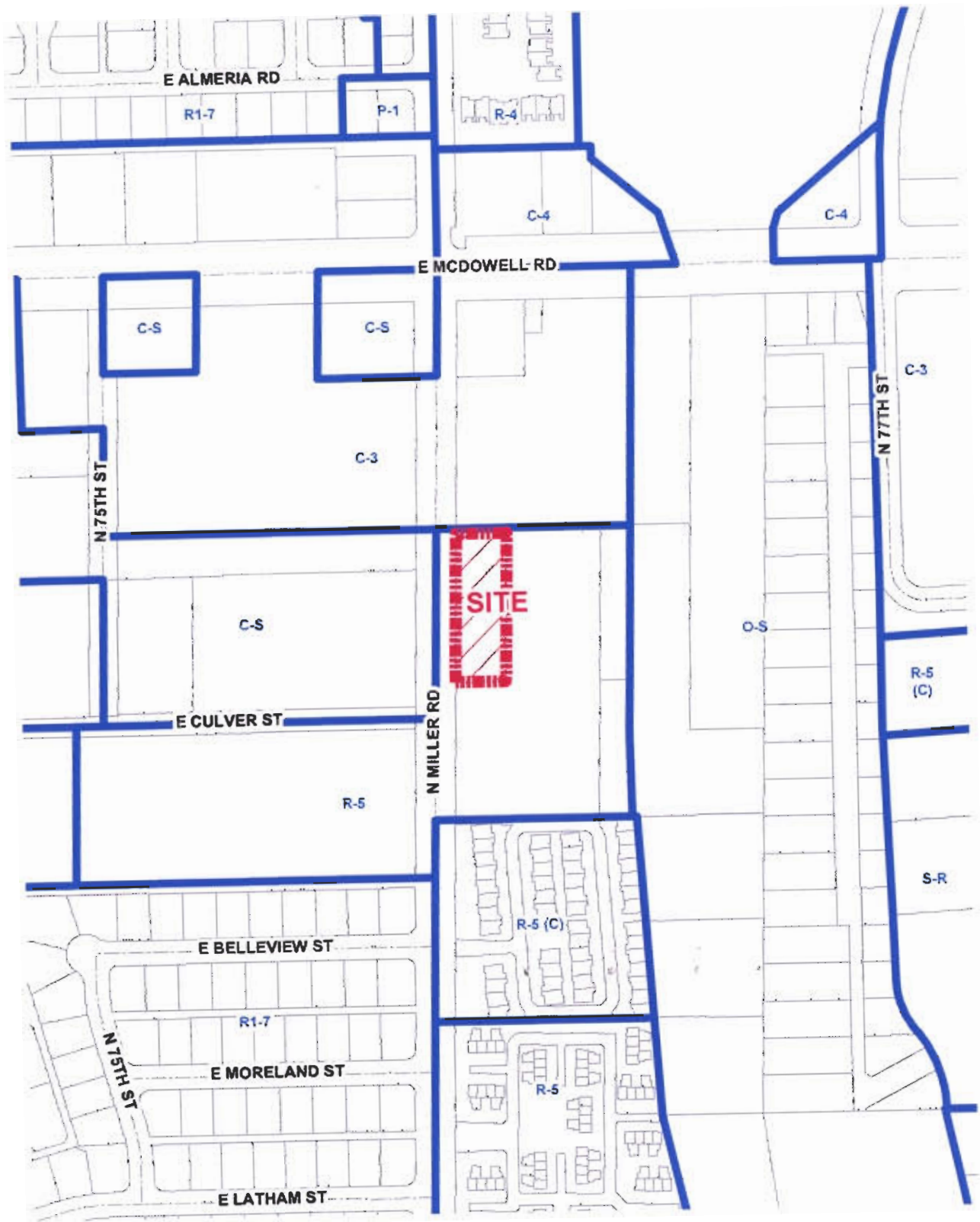




Project Miller

69-DR-2005

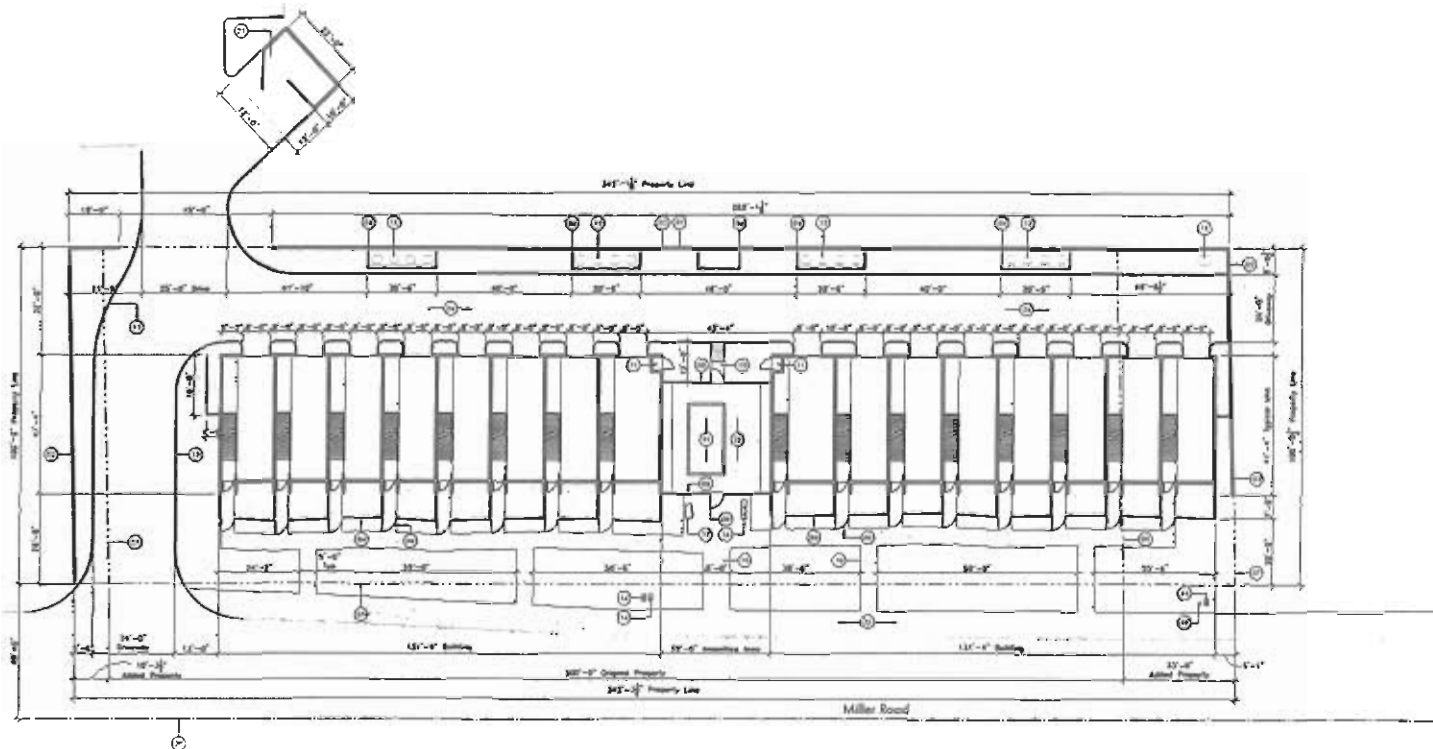
ATTACHMENT #2A



69-DR-2005

ATTACHMENT #3





69-DR-2005  
09/12/05

# Site Information

## Site Information

zoning: H-3 High Density Residential  
 Parcel Number: 131-22-0070  
 Net Lot Area: 33,311 s.f.  
 Gross Lot Area: 44,831 s.f.  
 Density: 1.6 units per acre

## Other Information

Two (2) vehicular spaces required per dwelling unit  
 (3 spaces x 11.6 units = 33 spaces required)  
 Total parking spaces provided = 33 (31 car garage in each unit)

## Other Information

total site area = 33,311 s.f.  
 total open space required = 33,311 s.f. x 1.3% = 7,328 s.f.  
 total open space provided = 3,777 s.f.  
 length of street frontage = 733 feet  
 frontage open space required = 733 feet x 20 feet = 14,660 s.f.  
 total frontage open space provided = 3,777 s.f.  
 site area = approximately 1,500 s.f. x 1,700 s.f.  
 private open space required = 5,723 s.f. x 10% = 1,171 s.f.  
 total private open space provided off street and behind = 1,851, 228 s.f.

## Other Information



# Keynotes

- |    |   |    |  |
|----|---|----|--|
| 01 | Existing Property Line                    | 14 | Water Main                                     |
| 02 | Existing Site Wall - Existing - 7'2" High | 15 | Existing Foundation                            |
| 03 | Existing Site Wall - New - 7'2" High      | 16 | Site Rock                                      |
| 04 | Perforated Screen Wall - New - 10' High   | 17 | Community High Inlet                           |
| 05 | Perforated Screen Wall - New - 10' High   | 18 | Fire Wall                                      |
| 06 | Screen Wall                               | 19 | Remain Fire Department Connection              |
| 07 | New Property Line                         | 20 | Corner Line of Street                          |
| 08 | Emergency Only Crash Stop                 | 21 | Pool - Separate Fence                          |
| 09 | Line of Building Above - 10' Square Foot  | 22 | Pool Decking - 100'                            |
| 10 | Revised Aggregates Concrete               | 23 | Double for Use of Concrete - C.O.S. DE # 21474 |
| 11 | Fire Exit Room                            | 24 | Curbs of Adjacent Property - To Be Removed     |
| 12 | Ground Mounted Mechanical Unit            | 25 | Existing 6" Concrete Island                    |
| 13 | Curbs - 6"                                | 26 | Applied Painting                               |

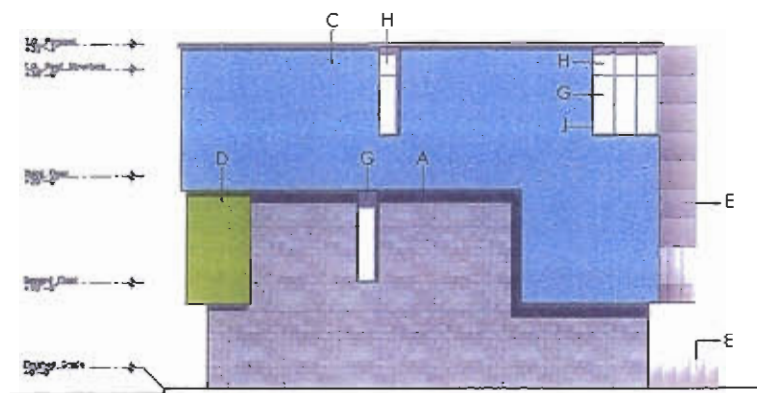




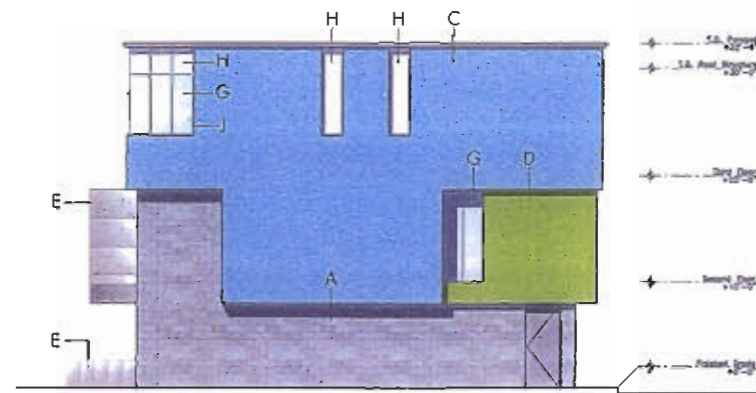




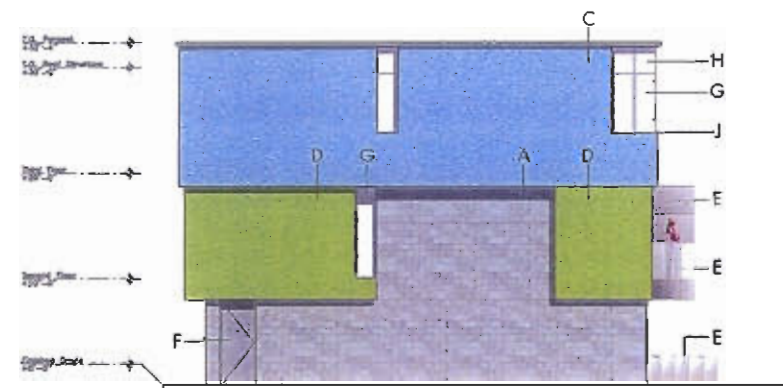




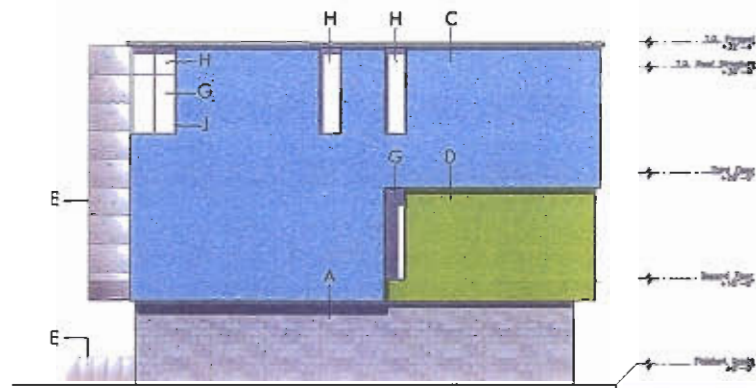
01 Building A - North Elevation  
Scale: 1/16"=1'-0"



02 Building A - South Elevation  
Scale: 1/16"=1'-0"

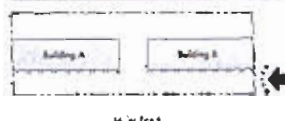


03 Building B - North Elevation  
Scale: 1/16"=1'-0"

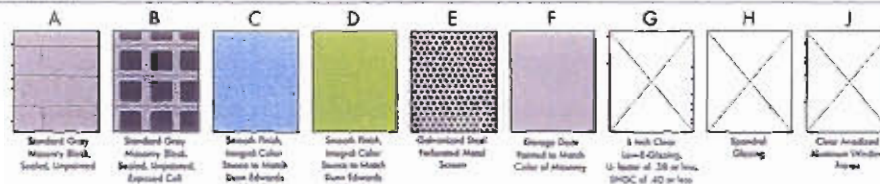


04 Building B - South Elevation  
Scale: 1/16"=1'-0"

Key Plan:



Materials:



69-DR-2005  
09/12/05

Project Information

Project Name: 69-DR-2005

Project Number: 09/12/05

Project Location: 69-DR-2005

Project Description: 69-DR-2005

Project Status: 69-DR-2005

Project Owner: 69-DR-2005

Project Manager: 69-DR-2005

Project Architect: 69-DR-2005

Project Engineer: 69-DR-2005

Project Designer: 69-DR-2005

Project Fabricator: 69-DR-2005

Project Installer: 69-DR-2005

Project Maintainer: 69-DR-2005

Project Operator: 69-DR-2005

Project User: 69-DR-2005

Project Viewer: 69-DR-2005

Project Printer: 69-DR-2005

Project Administrator: 69-DR-2005

Project Developer: 69-DR-2005

Project Tester: 69-DR-2005

Project Debugger: 69-DR-2005

Project Compiler: 69-DR-2005

Project Linker: 69-DR-2005

Project Loader: 69-DR-2005

Project Runtime: 69-DR-2005

Project Shutdown: 69-DR-2005

Project Exit: 69-DR-2005

Project End: 69-DR-2005



[illegible]



**69-DR-2005**  
**09/12/05**

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PROJECT MILLER

DRB SUBMITTAL  
09/12/05



O' COMPANIES, INC.

7905 E. VIA SIERRA  
SCOTTSDALE, AZ 85258  
480.694.3567

**Circle West**

Circle West Architects, PC  
8700 East Via De Ventura  
Suite 100  
Scottsdale, Arizona 85258  
Office 480.609.1000  
Teletax 480.609.1037

Miller Townhomes  
1501 N. Miller Road  
Scottsdale, Arizona

## FIRE ORDINANCE REQUIREMENTS

(INCORPORATE INTO BUILDING PLANS AS GENERAL NOTE BLOCK - USE ONLY THE DESIGNATED STIPULATIONS)

- ☒ 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS.
- ☒ 2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & IFC AT THE FOLLOWING LOCATIONS.  
AS SHOWN  
\_\_\_\_\_  
\_\_\_\_\_
- ☒ 3. IT IS THE DEVELOPER'S RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING AMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS.
- ☐ 4. SUBMIT PLANS & SPECS FOR SUPERVISED AUTOMATIC EXTINGUISHING SYSTEM FOR ALL COOKING APPLIANCES, HOOD PLENUMS & EXHAUST DUCTS.
- ☒ 5. PROVIDE A KNOX ACCESS SYSTEM:
  - ☒ A. KNOX BOX
  - ☐ B. PADLOCK
  - ☐ C. KNOX OVERRIDE & PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES.
- ☐ 6. INSTALL AN AS BUILT DRAWING CABINET ADJACENT TO THE FIRE SPRINKLER RISER. IT SHALL BE OF ADEQUATE SIZE TO ACCOMMODATE BOTH THE FIRE SPRINKLER & FIRE ALARM DRAWINGS. THE CABINET SHALL BE PROVIDED WITH A LOCK & KEYPED TO MATCH THE FIRE ALARM CONTROL PANEL & SUPERVISED BY THE FACP IF APPLICABLE.
- ☐ 7. SUBMIT PLANS FOR A CLASS \_\_\_\_\_ FIRE ALARM SYSTEM PER SCOTTSDALE REVISED CODES.
- ☒ 8. PROVIDE INTERIOR TENANT NOTIFICATION WHEN OFF-SITE MONITORING IS REQUIRED.  
(SEE FIRE ALARM INTERPRETATIONS FOR CLARIFICATION)
- ☐ 9. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°. \_\_\_\_\_
- ☐ 10. BUILDINGS MAY BE SUBJECT TO INSTALLATION AND TESTING REQUIREMENTS FOR A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM.
- ☒ 11. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.
- ☒ 12. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16') TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.
- ☒ 13. SEE APPROVED CIVILS FOR THE NUMBER OF FIRE HYDRANTS REQUIRED. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF 1200 AT 1500 GPM. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.
- ☐ 14. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED. SEE SHEET(S) \_\_\_\_\_
- ☐ 15. EXIT & EMERGENCY LIGHTING SHALL COMPLY WITH THE C.O.S. ORDINANCE & THE IFC. SEE SHEETS \_\_\_\_\_
- ☐ 16. SUBMIT MSDS SHEETS & AGGREGATE QUANTITY FOR ALL HAZARDOUS MATERIALS INCLUDING FLAMMABLES, PESTICIDES, HERBICIDES, CORROSIVES, OXIDIZERS, ETC. A PERMIT IS REQUIRED FOR ANY AMOUNT OF HAZARDOUS MATERIALS STORED, DISPENSED, USED OR HANDLED. COMPLETE AN HMMP & SUBMIT WITH THE BUILDING PLANS.
- ☒ 17. FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.
- ☒ 18. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x 4 (NSHT)
  - ☐ 4' TO 8' BACK OF CURB; INDEP. WET LINE.
  - ☐ WALL MOUNTED - 15' CLEAR OF OPENINGS.
- ☒ 19. ADEQUATE CLEARANCE SHALL BE PROVIDED AROUND FIRE RISER. DIMENSIONS FROM FACE OF PIPE SHALL MEASURE A MINIMUM OF 12" OFF THE BACK OF WALL, 18" ON EACH SIDE & 36" CLEAR IN FRONT WITH A FULL HEIGHT DOOR. THE FIRE LINE SHALL EXTEND A MAXIMUM OF 3' INTO THE BUILDING FROM INSIDE FACE OF WALL TO CENTER OF PIPE.

20. ☒ **SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.**
- ☐ **A. MODIFIED NFPA 13-D SYSTEM WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS (2002 EDITION)**
- ☒ **B. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.**
- ☐ **C. NFPA 13 2002 EDITION COMMERCIAL SYSTEM / DESIGN CRITERIA: SEISMIC DESIGN CATEGORY SHALL BE DETERMINED BY STRUCTURAL ENGINEER.**
- ☐ **D. THE FIRE SPRINKLER SYSTEM DESIGN FOR WAREHOUSE / STORAGE OCCUPANCIES SHALL BE BASED ON THE FULL HEIGHT CAPACITY OF THE BUILDING PER SCOTTSDALE REVISED CODE. DENSITY CRITERIA:**
- ☐ **E. SPRINKLER DESIGN CRITERIA FOR UNSPECIFIED WAREHOUSE COMMODITIES: .45 OVER 3000 SQ. FT.**
- ☐ **F. THE PROJECT SPECIFICATIONS SHALL BE SUBMITTED WITH CONTRACT DRAWINGS.**

Submit three (3) complete sets of drawings submitted by installing contractor, after building plan review is complete. Please refer questions to Fire Dept. Plan Review, 312-7070, 312-7684, 312-7127, 312-2372.



# **Stipulations for Case: Project Miller 69-DR-2005**

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

## **PLANNING**

### **APPLICABLE DOCUMENTS AND PLANS:**

#### **DRB Stipulations**

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
  - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by Circle West Architects with a date by staff of 9/12/2005.
  - b. The location and configuration of all site improvements shall be constructed to be consistent with the site plan submitted by Circle West Architects with a date by staff of 9/12/2005.
  - c. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan submitted by Urban Earth Design with a date by staff of 9/12/2005.

### **ARCHITECTURAL DESIGN:**

#### **DRB Stipulations**

2. All exterior window glazing shall be recessed a minimum of fifty (50) percent of the wall depth. The amount of recess shall be measured from the face of the exterior wall to face of glazing, exclusive of external detailing.
3. With the final plans submittal the developer shall provide head, jamb and sill details clearly showing the amount of recess for all window and door types, to the satisfaction of City staff.
4. All exterior doors shall be recessed thirty (30) percent of the wall depth. The amount of recess shall be measured from the face of the exterior wall to face of glazing, exclusive of external detailing.
5. The face of the service entrance section(s) shall be flush with the building façade and painted to match the building.
6. All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1 foot higher than the tallest unit.
7. All exterior conduit and raceways shall be painted to match the building.
8. No exterior roof ladders shall be allowed where they are visible to the public or from an off-site location.
9. Roof drainage systems shall be interior, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design.
10. Wall enclosures for refuse bins or trash compactors shall be constructed of materials that are compatible with the building(s) on the site in terms of color and texture.
11. Dooley wall fencing shall not be allowed.

## **ATTACHMENT B**

12. All walls shall match the architectural color, materials and finish of the building(s).

**SITE DESIGN:**

**DRB Stipulations**

13. *Prior to the final plans submittal, the developer shall receive a staff approval for a land division/land assemblage, increasing the net lot area of the existing property. Prior to the issuance of any permits, the developer shall receive final plans approval of the land division/land assemblage and the City shall record the land assemblage with Maricopa County.*

**OPEN SPACE:**

**Ordinance**

A. *With the final plans submittal, the developer shall submit a revised open space/site plan worksheet reflecting the current lot configuration (post land assemblage). The site plan/open space worksheet shall clearly identify all open space, frontage open space and private outdoor living space locations along with their associated calculations.*

**EXTERIOR LIGHTING DESIGN:**

**DRB Stipulations**

14. All exterior luminaires shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line except for sign and parking lot canopy lighting.

15. The individual luminaire lamp shall not exceed 250 watts.

16. The maximum height from finished graded to the bottom of the any exterior luminaire shall not exceed 20 feet.

**Parking Lot and Site Lighting:**

- a. The maintained average horizontal illuminance level, at grade on the site, shall not exceed 2.5 foot-candles.
- b. The maintained maximum horizontal illuminance level, at grade on the site, shall not exceed 10.0 foot-candles. All exterior luminaires shall be included in this calculation.
- c. The initial vertical illuminance at 6.0 foot above grade, along the entire property line (or 1 foot outside of any block wall exceeding 5 foot in height) shall not exceed 1.5 foot-candles. All exterior luminaires shall be included in this calculation.

**Building Mounted Lighting:**

- d. All luminaires shall be recessed or shielded so the light source is not directly visible from property line.

**Landscape Lighting**

- e. All landscape lighting directed upward shall utilize the extension visor shields to limit the view of the lamp source.
- f. Landscaping lighting shall only be utilized to accent plant material.
- g. All landscape lighting directed upward, shall be aimed away from property line.
- h. All landscape lighting hanging in vegetation, shall contain recessed lamps, and be directed downward and away from property line.
- i. The landscape lighting lamp shall be an incandescent or halogen incandescent source, and shall not exceed 50 watts.

**VEHICULAR AND BICYCLE PARKING:****DRB Stipulations**

17. Bike rack design shall be in conformance with City of Scottsdale M.A.G. Details unless otherwise approved in writing by the City of Scottsdale's Transportation Department.

**ADDITIONAL PLANNING ITEMS:****DRB Stipulations**

18. No exterior vending or display shall be allowed.
19. Flagpoles, if provided, shall be one piece, conical, and tapered.
20. Patio umbrellas shall be solid colors and shall not have any advertising in the form of signage or logos.

**RELEVANT CASES:****Ordinance**

- B. At the time of review, the applicable zoning, DRB, Use Permit, and etc. case(s) for the subject site were:  
1-ZN-1999#2

## **ENGINEERING**

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.

**APPLICABLE DOCUMENTS AND PLANS:**

21. The location and configuration of all site improvements shall be constructed to be consistent with the site plan submitted by Circle West Architects with a date by staff of 9/12/2005.

**DRAINAGE AND FLOOD CONTROL:****DRB Stipulations**

22. A final drainage report shall be submitted that demonstrates consistency with the conceptual drainage report approved in concept by the Planning and Development Services Department.
- a. Before the approval of improvement plans by the Plan Review division, the developer shall submit two (2) hard copies and one (1) compact disc copy of the complete final drainage report and plan.
23. Basin Configuration:
- a. Basin side slopes shall not be steeper than 4:1, and basin depths shall not exceed 3 feet.
- b. A maximum of 50% of the front open space may be used as a retention/detention basin unless approved by the Project Coordination Manager. Stormwater Storage on Paved Surfaces. Up to 50% of required stormwater storage may be provided in parking areas when the following conditions are met:
- c. Storage system shall be designed to store first 30% of required runoff volume off paved areas (to avoid ponding of nuisance water on pavement).
- d. Parking lot storage areas shall be designed so as to minimize interference with pedestrian traffic. Depth of water shall not exceed six inches within the parking area.

**Ordinance**

- C. The drainage report review is inconclusive as to whether this site shall provide full stormwater storage or qualify for a stormwater waiver. If the developer is not able to qualify for a stormwater storage waiver, then they will be required to provide on-site stormwater storage for the full 100-year, 2-hour storm event.

The design of the storage basin capacity shall account for any proposed landscaping improvements. The landscaping improvements within the basins shall not reduce the capacity of the basins under the required volume.

- (1) Basin bleed-off rates shall be set so that the storage basins do not drain completely in less than 24 hours. Storage basins must drain completely within 36 hours.
  - (2) Infiltration of stormwater through the basin floor is not acceptable as the sole means of draining the basin. Stormwater storage basins should be designed to meter flow to the historic out-fall point. Where an historic out-fall point does not exist (or metering is not possible), other methods of discharge such as pumps, etc. may be considered.
  - (3) Stormwater storage basins may not be constructed within utility easements or dedicated right-of-way (exceptions may be granted with written approval from appropriate utility company).
  - (4) Off-site runoff must enter and exit the site as it did historically.
  - (5) All development shall be designed to satisfactorily convey the 100-year peak discharge through the site without significant damage to structures.
- D. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the drainage report and stormwater storage waiver
- E. With the final improvement plans submittal to the Plan Review and Permit Services Division, the developer shall submit a final drainage report and plan, subject to City staff approval.
- F. Underground Stormwater Storage:
- (1) Underground stormwater storage is prohibited unless approval is obtained from the City's Floodplain Administrator.
  - (2) Drywells are not permitted.
- G. Street Crossings:
- (1) Watercourse crossings for roads shall be designed to provide for 100-year access to all lots by at least one route. Accessibility will be considered to exist if it can be shown by the engineer that at the time of the peak flow, the depth of flow over the road will not be greater than 1 foot.

#### **ROADWAY, INTERSECTION, AND ACCESS DESIGN:**

##### **Streets and other related improvements:**

<b>STREET NAME</b>	<b>STREET TYPE</b>	<b>R.O.W. DEDICATION</b>	<b>ROADWAY IMPROVEMENT</b>	<b>CURB TYPE</b>	<b>BIKE PATH, SIDEWALK, TRAILS</b>
Miller Road	Minor Collector	40 ft half street (40 ft existing)	Existing	Existing vertical curb and gutter	Reconstruct the existing sidewalk on Miller Road to be an 8 feet wide concrete sidewalk.

##### **DRB Stipulations**

24. The internal streets shall be private. The private street tracts shall be dedicated to provide emergency and service vehicle access and public utility construction and maintenance.
25. The developer shall design and construct one driveway adjacent to the north property line in general conformance with COS DSPM Figure 5.3-40, CH -1.



26. No additional right of way dedications or street widening improvements will be required for this project, other than widening the sidewalk on the east side of Miller Road and removing the existing driveway on the north property line of the adjacent 4.6 acre parcel and replacing it with a new driveway entrance on Miller Road at the north property line of the subject site.
27. Before submitting the construction documents to the Plan Review Division, the developer shall secure shared-cross access easements for vehicles and pedestrians for the driveway and a refuse enclosure easement. The internal drive aisles shall have a dedicated emergency and service vehicle access and public utility construction and maintenance easement.
28. REFUSE. The developer shall provide a plan for a refuse enclosure, placed to provide with a safe circulation route for the refuse collection truck with the Final Plans submittal. This may require the developer to place the refuse enclosure on the abutting private property and secure site and service vehicle circulation easements. Before issuance of any certificate of occupancy, the developer shall provide the refuse enclosure and any necessary easements, as approved, to the satisfaction of city staff.

#### **Ordinance**

- H. The developer shall submit a detailed striping and signage plan with final plans. The striping and signage plan shall include all existing improvements and striping within 300 feet of the limits of construction, and all signs, striping, or other traffic control devices proposed to accommodate phased and ultimate construction.

#### **INTERNAL CIRCULATION:**

##### **DRB Stipulations**

29. The developer shall provide a minimum internal circulation aisle width of 24 feet, which can be measured from the face of the garages on the east elevation.
30. The developer shall provide internal circulation that accommodates emergency and service vehicles with an outside turning radius of 45 feet and inside turning radius of 25 feet.
31. Provide a 6 feet wide sidewalk along the driveway, connecting the rear drive aisle to Miller Road.
32. Provide directional sidewalk ramps at the driveway.

#### **Ordinance**

- I. Parking areas shall be improved with a minimum of 2.5 inches of asphalt over 4 inches of aggregate base.

#### **EASEMENTS AND DEDICATIONS**

##### **DRB Stipulations**

33. Sight distance easements shall be dedicated over sight distance triangles.
  - a. Sight distance triangles must be shown on final plans to be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet in height.
  - b. Refer to the following figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Policies Manual, published December 1999.
34. Vehicular Non-Access Easement:
  - a. Prior to final plan approval, the developer shall dedicate a 1-foot wide vehicular non-access easement along the property frontage on Miller Road except at the approved driveway location.
35. Indemnity Agreements:
  - a. When substantial improvements or landscaping are proposed within a utility easement, an indemnity agreement shall be required. The agreement shall acknowledge the right of the City to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.

**Ordinance****J. Waterline and Sanitary Sewer Easements:**

- (1) Before the issuance of any building permit for the site, the developer shall dedicate to the City, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all water easements necessary to serve the site.

**REFUSE:****DRB Stipulations**

36. One refuse enclosure shall be constructed to City of Scottsdale's standards. Details for construction of trash enclosures can be found in the City of Scottsdale Supplements to MAG Standards, standard detail #2146-1, for single enclosures.
37. Enclosures must:
  - a. Provide adequate truck turning/backing movements for a design vehicle of turning radius R (minimum) = 45 feet vehicle length of L = 40 feet.
  - b. Be positioned to facilitate collection without "backtracking."
  - c. Be easily accessible by a simple route.
  - d. Not require backing more than 35 feet.
  - e. Not be located on dead-end parking aisles.
  - f. Enclosures serviced on one side of a drive must be positioned at a 30-degree angle to the centerline of the drive.

**Ordinance****K. Refuse enclosures are required as follows:**

- (1) Apartments: One for 0 to 20 units, Two for 21 to 40 units, Three for 41 to 60 units, etc.

**L. Underground vault-type containers are not allowed.****M. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.****N. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600.****WATER AND WASTEWATER STIPULATIONS**

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements. Water and sewer lines and services shall be in compliance with City Engineering Water and Sewer Ordinance, the Scottsdale Revised Code and Sections 4 and 5 of the Design Standards and Policies Manual.

**DRB Stipulations**

38. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the master water and wastewater reports. The improvement plans shall be consistent with the approved master water and wastewater reports. Any design that modifies the approved master report requires from the developer a site-specific addendum to the master report, subject to review and approval by City staff.
39. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:
  - a. For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.
  - b. For walls constructed across or perpendicular to these pipes, the walls shall be constructed with gates or removable wall panels for maintenance and emergency access.

**WATER:****DRB Stipulations**

## 40. Basis of Design Report (Water):

- a. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the Water Basis of Design Report from the City's Water Resources Department. The report shall conform to the draft Water and Wastewater Report Guidelines available from the City's Water Resources Department.

**Ordinance**

- O. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.

**WASTEWATER:****DRB Stipulations**

41. Wastewater Basis of Design Report. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the Wastewater Basis of Design Report from the City's Water Resources Department. The report shall conform to the draft Water and Wastewater Report Guidelines available from the City's Water Resources Department.
42. On-site sanitary sewer shall be privately owned and maintained.
43. Existing water and sewer service lines to this site shall be utilized or shall be abandoned by disconnection at the main.

**Ordinance**

- P. Privately owned sanitary sewer shall not run parallel within the waterline easement.

**CONSTRUCTION REQUIREMENTS****DRB Stipulations**

44. City staff may at any time request the developer to submit as-built plans to the Inspection Services Division.
  - a. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
  - b. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins, underground storm water storage tanks, and bridges as determined by city staff.

**Ordinance**

- Q. Section 404 permits. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer's engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]